Hampton, NH

April 1, 2022

1 inch = 70 Feet

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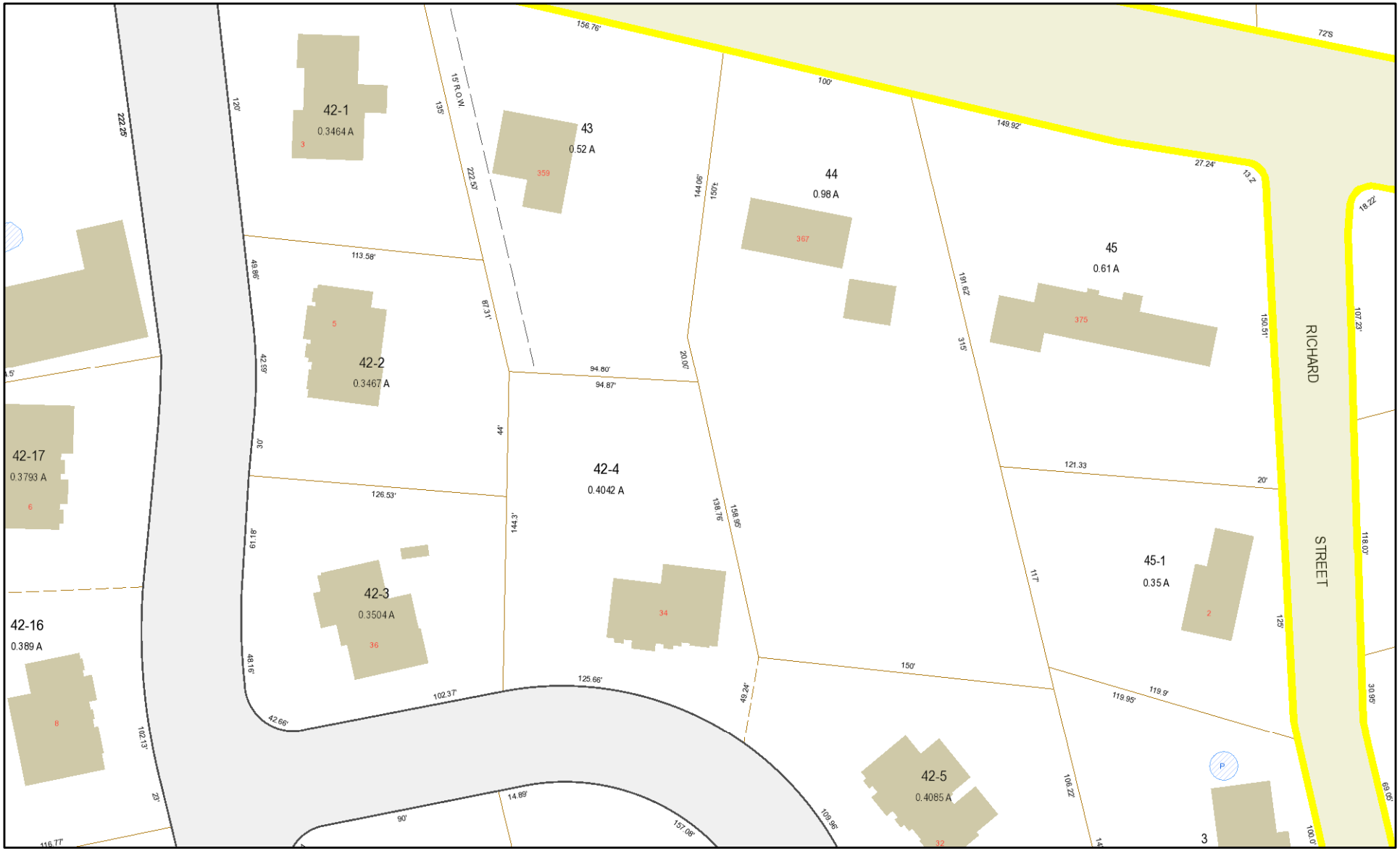

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367 WINNACUNNET RD

Location	367 WINNACUNNET RD	**Mblu**	207/ 44/ / /
Acct#	4891	**Owner**	MCLAUGHLIN, THOMAS P & JOYCE IRREVOC TR
Municipality		**Assessment**	$407,400
Appraisal	$407,400	**PID**	4891
Building Count	1	**Assessing District**	

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,600	$199,800	$407,400
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,600	$199,800	$407,400

Owner of Record

Owner	MCLAUGHLIN, THOMAS P & JOYCE IRREVOC TR	**Sale Price**	$40
Co-Owner		**Certificate**	
Address	367 WINNACUNNET RD HAMPTON, NH 03842	**Book & Page**	4623/0033
		Sale Date	02/28/2006
		Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MCLAUGHLIN, THOMAS P & JOYCE IRREVOC TR	$40		4623/0033	1A	02/28/2006
MCLAUGHLIN, THOMAS P REVOC TRUST	$40		3462/1952	00	03/28/2000
MCLAUGHLIN, THOMAS P/JOYCE C	$130,000		2941/2419	00	09/02/1992
RYAN, KEVIN	$0		2793/0106		05/19/1989
ABRAMSON MAE E	$0		1345/0157		02/03/1955

Building Information

Building 1 : Section 1

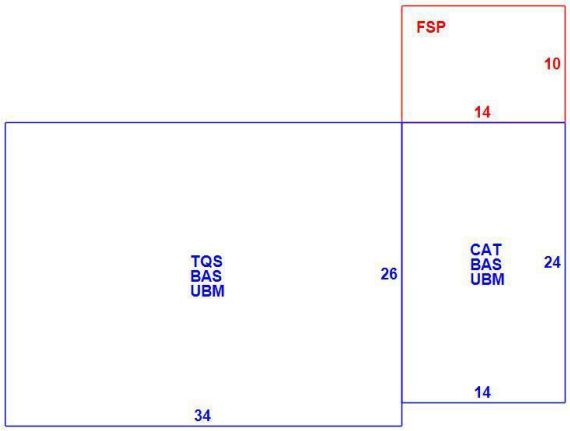
Year Built: 1937
Living Area: 1,883
Replacement Cost: $269,680
Building Percent Good: 73
Replacement Cost Less Depreciation: $196,900

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(http://images.vgsi.com/photos2/HamptonNHPhotos//default.jpg)

Building Layout



(ParcelSketch.ashx?pid=4891&bid=4927)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,220	1,220
TQS	Three Quarter Story	884	663
CAT	Cathedral Ceiling	336	0
FSP	Porch, Screen, Framed	140	0
UBM	Basement, Unfinished	1,220	0
		3,800	1,883

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$3,700	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	60
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.98
Frontage	0
Depth	0
Assessed Value	$199,800
Appraised Value	$199,800

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR4	W/LOFT-AVG			400.00 S.F	$7,000	1
RPV2	PAVING-MED			1.00 UNITS	$0	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,400	$199,800	$407,200
2020	$217,300	$199,800	$417,100
2019	$217,300	$199,800	$417,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,400	$199,800	$407,200
2020	$217,300	$199,800	$417,100
2019	$217,300	$199,800	$417,100

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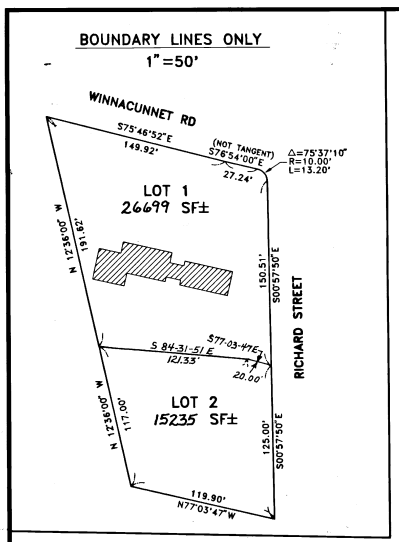
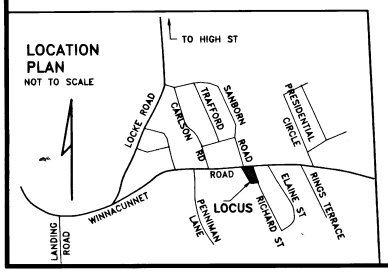
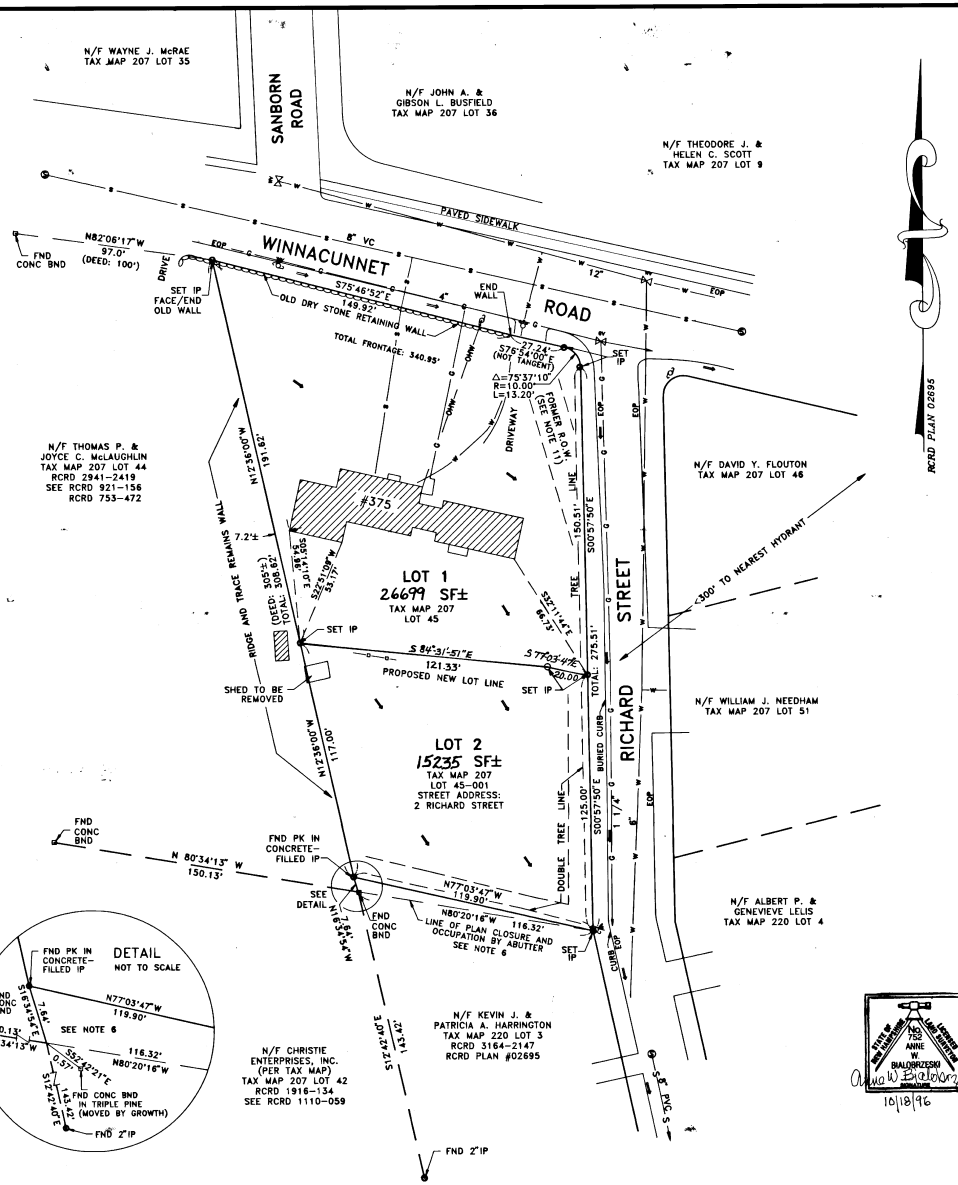
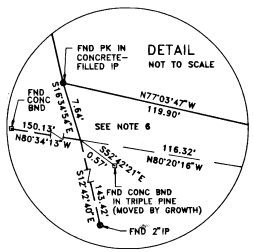


LEGEND

FND IP ○	FOUND IRON PIPE
SET IP ○	SET 3/4" IRON PIPE W/CAP
FND IPIN ○	FOUND IRON PIN (REBAR)
FND SB ■	FOUND STONE BOUND
FND CONC BND ■	FOUND CONCRETE BOUND
	STONE WALL
	RETAINING WALL
	WOODEN FENCE
	CHAIN LINK FENCE
	UTILITY POLE
	SEWER MANHOLE
	WATER GATE
	GAS GATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	WATER SHUTOFF
EOP	EDGE OF PAVEMENT
	HYDRANT
	SEWER LINE
	GAS LINE
	WATER LINE
	STREET LIGHT
	SURFACE RUNOFF PATTERN







NOTES

1. OWNER OF RECORD: JAMES L. AND MARIE-OLIVE J. LEBLANC 535 OCEAN BOULEVARD, HAMPTON, NH 03842 RCRD 3098-2980, TAX MAP 207 LOT 45
2. TOTAL AREA: 0.96 ACRE± (41934 SF±) ZONING CLASS: RA (NO POORLY DRAINED SOILS PER USDA-SCS SOIL SURVEY, APRIL 1982)
3. BOUNDARY CONTROL TRAVERSE ERROR OF CLOSURE EQUALS 1 FOOT IN 29,000 USING LIETZ SET 4 TOTAL STATION.
4. INFORMATION REGARDING EXISTING UTILITIES WAS COMPILED FROM FIELD LOCATIONS, DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANY RECORDS, AND STATEMENT OF OWNER. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED BY DIGSAFE PRIOR TO CONSTRUCTION.
5. LOT 1 TO REMAIN TAX MAP 207 LOT 45 LOT 2 - PROPOSED TAX MAP 207 LOT 45-001 PROPOSED STREET ADDRESS: 2 RICHARD STREET
6. DASHED LINE SHOWN ILLUSTRATES LINE OF OCCUPATION AND DISCREPANCY IN RECORD WESTERLY DIMENSION OF HARRINGTON LOT. EVIDENCE INDICATES THAT THIS DIMENSION (143.42') IS INCORRECT AND THAT ANY GORE CREATED BY HOLDING THIS DIMENSION SHOULD BE CONSIDERED PART OF THE HARRINGTON LOT.
7. LOT 2 TO BE SERVICED BY MUNICIPAL SEWER AND WATER AND OVERHEAD ELEC/TEL/CABLE SERVICE
8. SUBJECT PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL NO. 330132 0008B, JULY 3, 1986.
9. BUILDING INSPECTOR FILES INDICATE NO VARIANCES ON RECORD FOR SUBJECT LAND.
10. ADDITIONAL REFERENCES USED IN PREPARATION OF SURVEY: RCRD 1263-334, RCRD 1407-343, RCRD 1407-348, RCRD 1407-345, RCRD 1389-082, RCRD 1378-263, RCRD 385-279, RCRD 1132-279, RCRD PLAN #B5567, RCRD PLAN #23387NR, RCRD PLAN #02695 (AND #02480)
11. FORMER RIGHT OF WAY SHOWN ON PLAN VIEW IS ASSUMED TO HAVE BEEN EXTINGUISHED BY THE CREATION OF RICHARD STREET.
12. DEED DESCRIPTION IN RCRD 3098-2980 DOES NOT ACCOUNT FOR A PREVIOUS OUTSALE DESCRIBED IN RCRD 1407-348.

APPROVED BY THE HAMPTON PLANNING BOARD

DATE: 12/31/96

Charles R Pengaut

NO. 752 ANNE W. BIALOBRZESKI LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE

Anne W Bialobrzeski

10/18/96

SUBDIVISION OF LAND
FOR

JAMES L. LEBLANC
MARIE-OLIVE J. LEBLANC
IN
HAMPTON, NH

SCALE:1"=30' OCTOBER 1996

PREPARED BY
STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306

GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET

D-25145

Hampton, NH

April 1, 2022

1 inch = 70 Feet

0 70 140 210

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Building Permit Plan

Hampton, NH

1 inch = 50 Feet

0 50 100 150

April 11, 2022

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QUESTIONS CALL TOCKY 929-7404